A DESIGN BY JAY OSBORNE

GOLD COUNTRY GARAGE

3 SIZE OPTIONS

SYMBOLS LEGEND

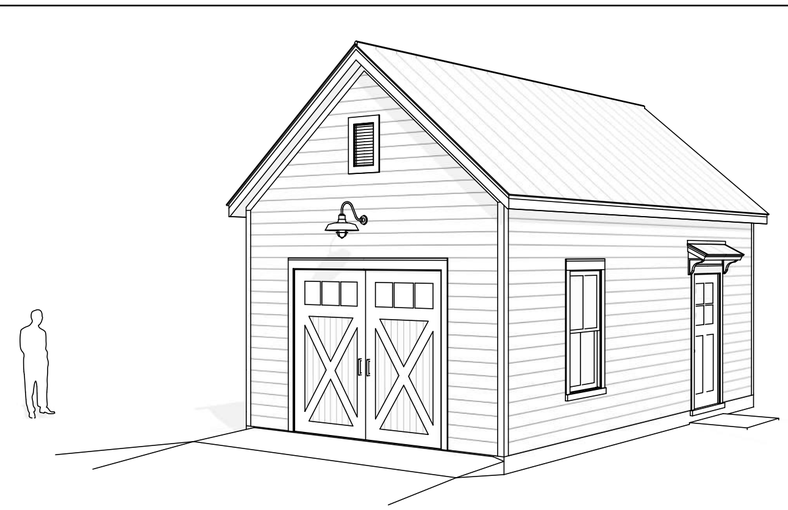
- SECTION MARKER (1/A3.0)
- ELEVATION MARKER (1/A2.0)
- DETAIL CALLOUT (1/A4.0)
- COMPASS (TRUE N)
- DATUM MARKER
- WINDOW CALLOUT (1)
- DOOR CALLOUT (A)
- FIXTURE CALLOUT (X-00)
- FINISH CALLOUT (F-00)
- CONTOURS (2')
- REVISION NUMBER (8)
- CENTER LINE
- BATH LIGHT & FAN
- SOIL
- CONCRETE
- BRICK
- INSULATION (ANY)
- RIGID INSULATION
- BATT INSULATION
- WALL OUTLET
- SPECIAL-USE OUTLET (REF)
- 220V OUTLET
- ELECTRICAL SWITCH
- 3-WAY SWITCH
- LIGHT/FAN SWITCH
- CEILING LIGHT
- RECESSED LIGHT
- WALL-HUNG LIGHT
- CEILING FAN
- SMOKE DETECTOR (SD)

ABBREVIATIONS

#	POUNDS OR NUMBER	M	METERS
~	APPROXIMATELY	MAX	MAXIMUM
[ ]	METRIC UNITS (MM, U.O.N.)	MIN	MINIMUM
AC	AIR CONDITIONING	MM	MILLIMETERS
A.F.F.	ABOVE FINISH FLOOR	(N)	NEW
B.O.	BOTTOM OF	NTS	NOT TO SCALE
B/T	BETWEEN	O.C.	ON CENTER
BD	BOARD	OSB	ORIENTED STRAND BD
BM	BEAM	PERF	PERFORATED
CLG	CEILING	PT	PRESSURE-TREATED
CMU	CONC MASONRY UNIT	QTY	QUANTITY
C.O.	CASED OPENING	R	RADIUS OR RISER
CONC	CONCRETE	RCP	CEILING PLAN
CONT	CONTINUOUS	REF	REFRIGERATOR
D	DRYER	REQ'D	REQUIRED
DEMO	DEMOLISH	RM	ROOM
DH	DOUBLE HUNG	SD	SMOKE DETECTOR
DIA	DIAMETER	SF	SQUARE FEET
DIM	DIMENSION	SIM.	SIMILAR
DM	DIMMER	SPEC	SPECIFICATION
DN	DOWN	SYM	SYMMETRICAL
DW	DISHWASHER	T.O.	TOP OF
(E)	EXISTING	T&G	TONGUE & GROOVE
EL	ELEVATION	TYP	TYPICAL
ELEC	ELECTRICAL	U.O.N.	UNLESS OTHERWISE NOTED
EQ	EQUAL		
EXT	EXTERIOR	W	WASHER OR WATT
FIN	FINISH	W/	WITH
FT	FEET	W/D	WASHER & DRYER
GALV	GALVANIZED	W/O	WITHOUT
GFCI	CIRCUIT INTERUPTER	WC	WATER CLOSET
GYP	GYPSUM	WD	WOOD
IN	INCH(ES)	WH	WATER HEATER
INT	INTERIOR	WP	WATERPROOF
KG	KILOGRAMS	XPS	EXTRUDED POLY

PERSPECTIVES

1-CAR VERSION



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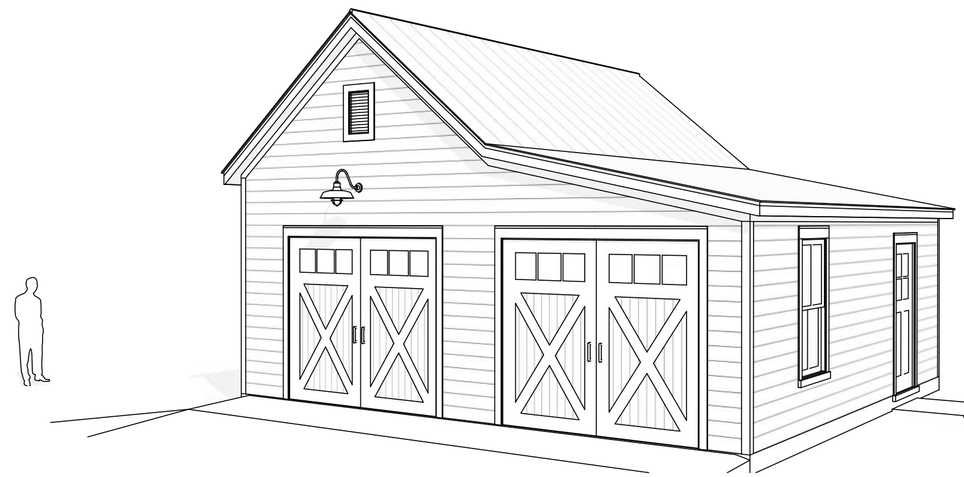
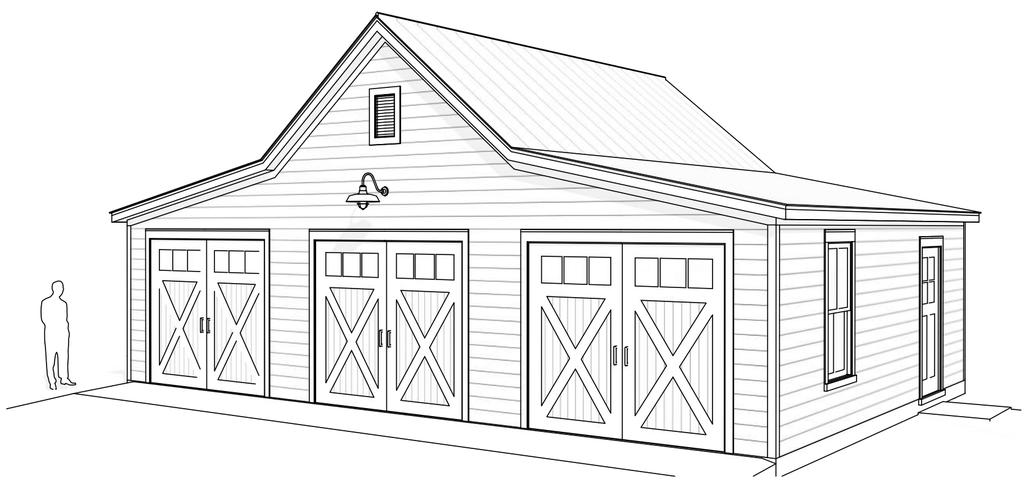


3-CAR VERSION



SHEET INDEX

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1-CAR GARAGE VARIATION

1.0 FLOOR PLAN & RCP
1.1 ROOF / FOUNDATION
2.0 ELEVATIONS
3.0 SECTION VIEWS

2-CAR GARAGE VARIATION

1.0 FLOOR PLAN & RCP
1.1 ROOF / FOUNDATION
2.0 ELEVATIONS
3.0 SECTION VIEWS

3-CAR GARAGE VARIATION

1.0 FLOOR PLAN & RCP
1.1 ROOF / FOUNDATION
2.0 ELEVATIONS
3.0 SECTION VIEWS

IMPORTANT NOTE

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JAY OSBORNE
GOLD COUNTRY GARAGES
FIRST DRAFT
14 FEB 2025

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A DESIGN BY JAY OSBORNE
GOLD COUNTRY GARAGE

1-CAR, 2-CAR, & 3-CAR OPTIONS

1 **2025-02-14** FIRST DRAFT (ONLY ON PATREON)

\+ Thank you for supporting my newest projects!

COVER PAGE
ALL 3 OPTIONS
A0.0

FLOOR PLAN NOTES

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EXTERIOR APPEARANCE WILL LOOK THE SAME FOR EITHER OPTION.

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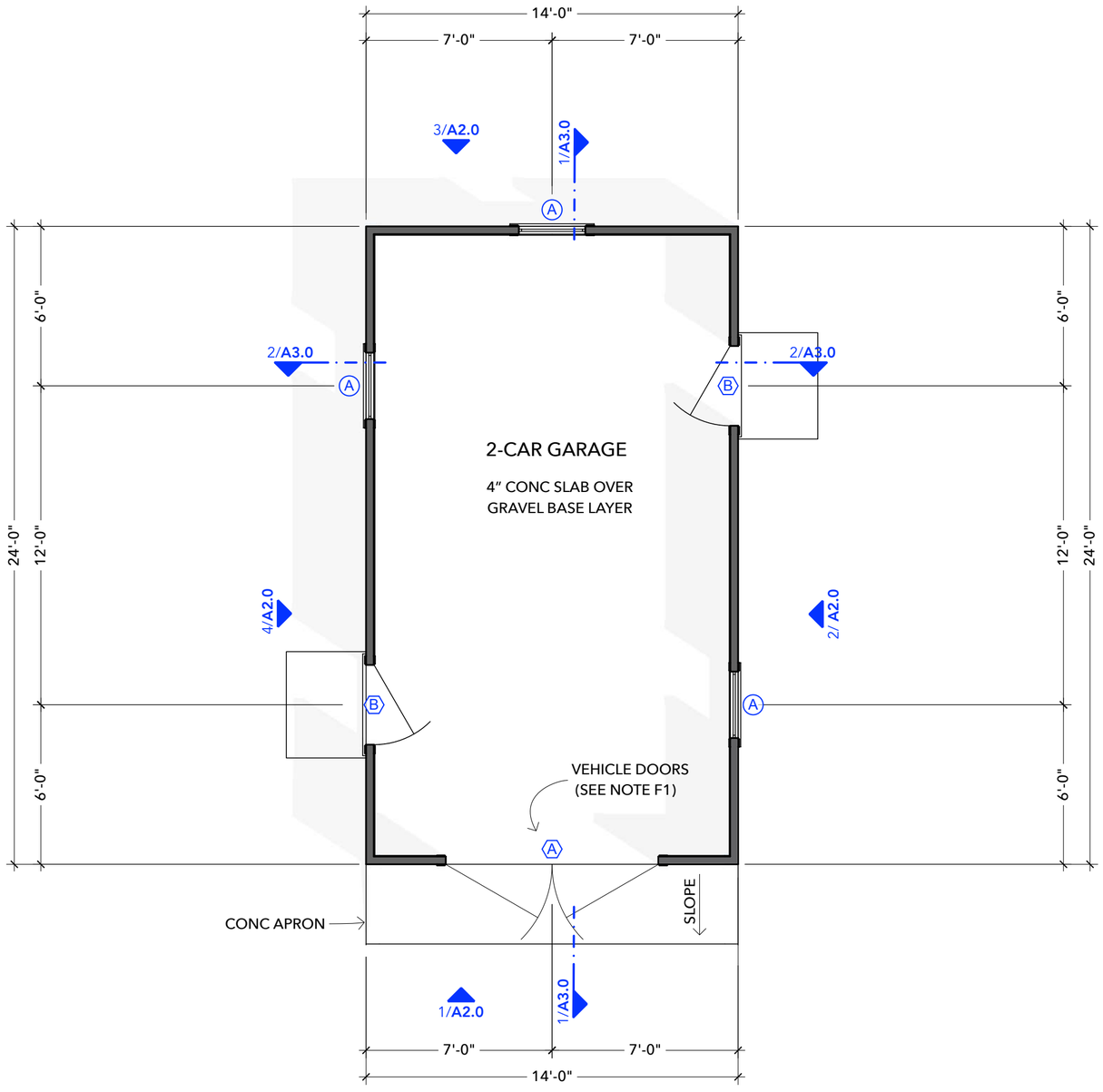
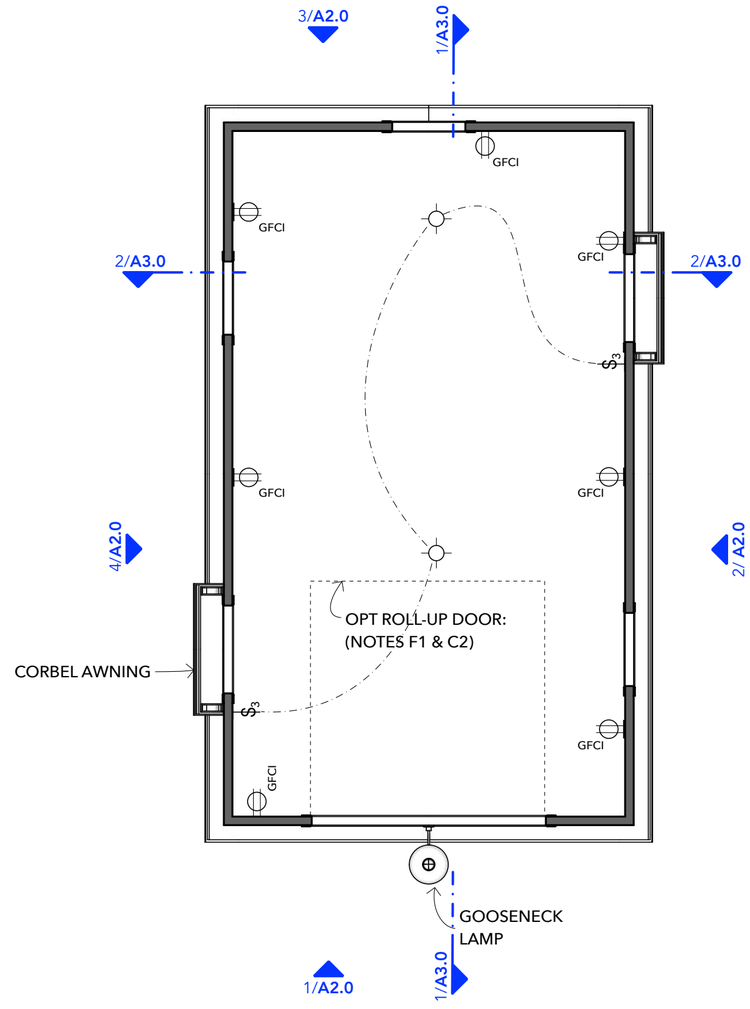


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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GOLD COUNTRY GARAGE

1-CAR OPTION

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1-CAR GARAGE
FLOOR PLAN & RCP

1.0

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ROOF NOTES

R1. **ROOFING:** 5V GALVALUME PANELS. IF BUDGET ALLOW: STANDING SEAM METAL PANELS (16"). TO SAVE COSTS, USE CORRUGATED STEEL– WAVY & ROUNDED – NO SQUARE-ISH CORRUGATIONS!

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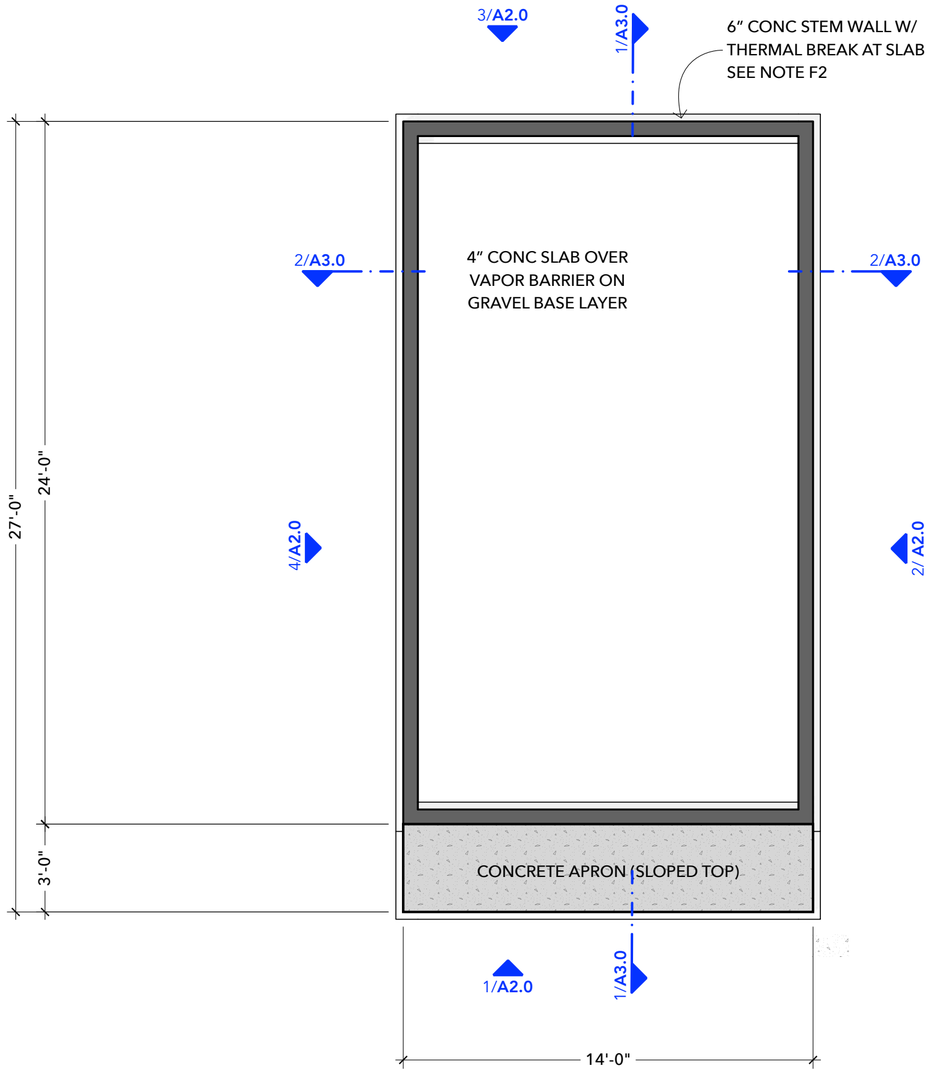
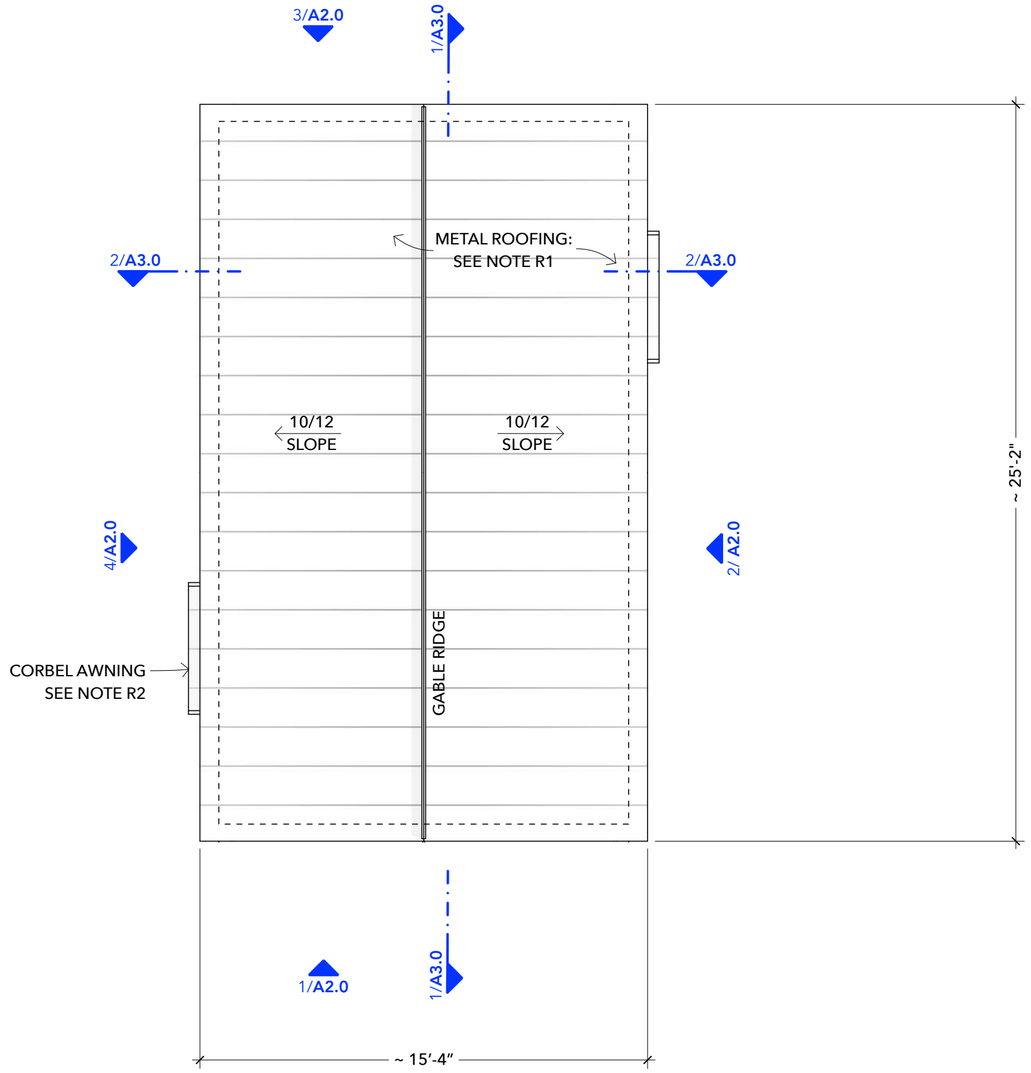
R3. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES. DETAILS MATTER.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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GOLD COUNTRY GARAGE

1-CAR OPTION

1 **2025-02-14** FIRST DRAFT (ONLY ON PATREON)

+ Thank you for supporting my newest projects!

1-CAR GARAGE
SLAB & ROOF

1.1

ELEVATION NOTES

1. VEHICLE DOORS ON SIDE CAN BE EITHER ROLL-UP DOORS OR HINGED DOUBLE DOORS. PANEL AND GLAZING LAYOUT WOULD BE THE SAME FOR EITHER OPTION.

2. A 12x12 or 10x10 HYPHEN CAN BE USED TO ATTACH THE GARAGE TO THE HOUSE.

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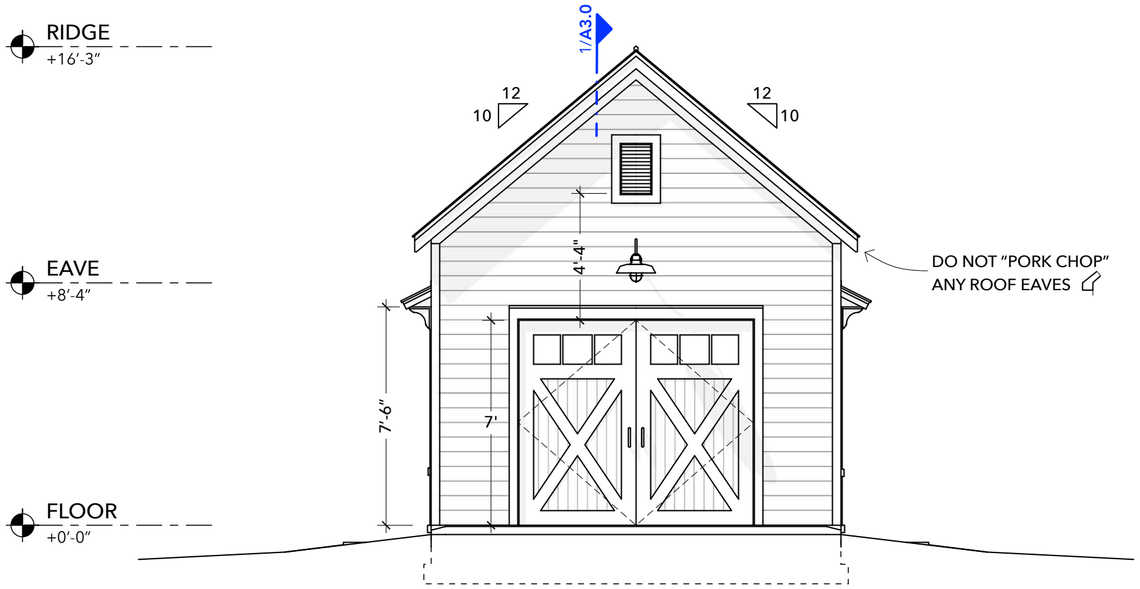
4. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES. DETAILS MATTER.

4. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ DRIP FLASHING), 3" SILL.

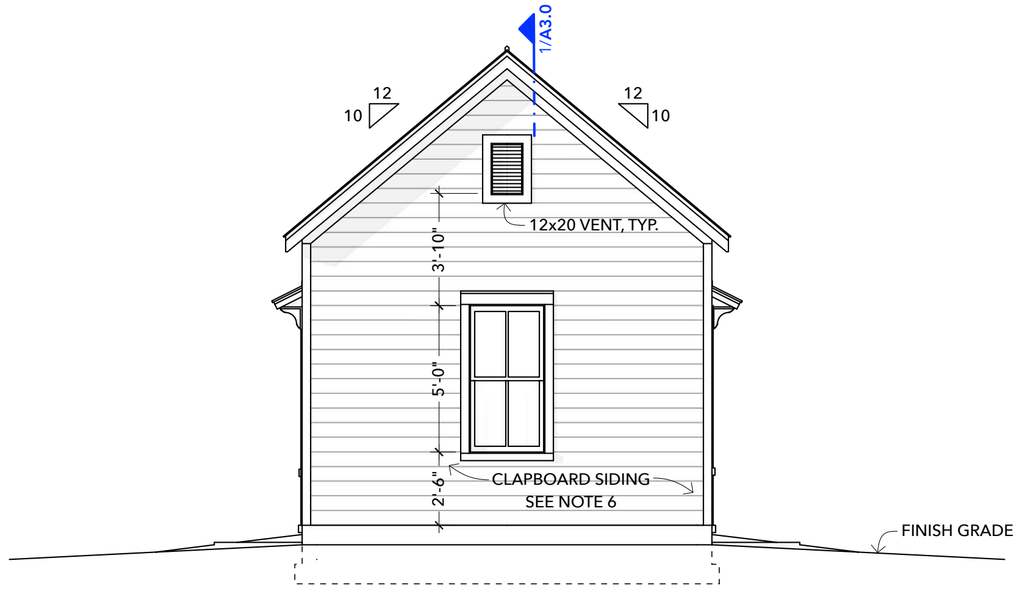
5. **WINDOWS:** DOUBLE HUNG W/ 2/2 DIVIDED LITES, MARVIN ULTIMATE SERIES, OR ANTIQUE. TRIM: SOLID WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER, 3" SILL.

6. **SIDING:** 4-6" FIBER CEMENT CLAPBOARD. JAMES HARDIE: ARTISAN SERIES. OTHER OPTIONS: WOOD, SHINGLES, BOARD & BATTEN. BUT VINYL SIDING IS FORBIDDEN, AS IT RUINS ALL DETAILS.

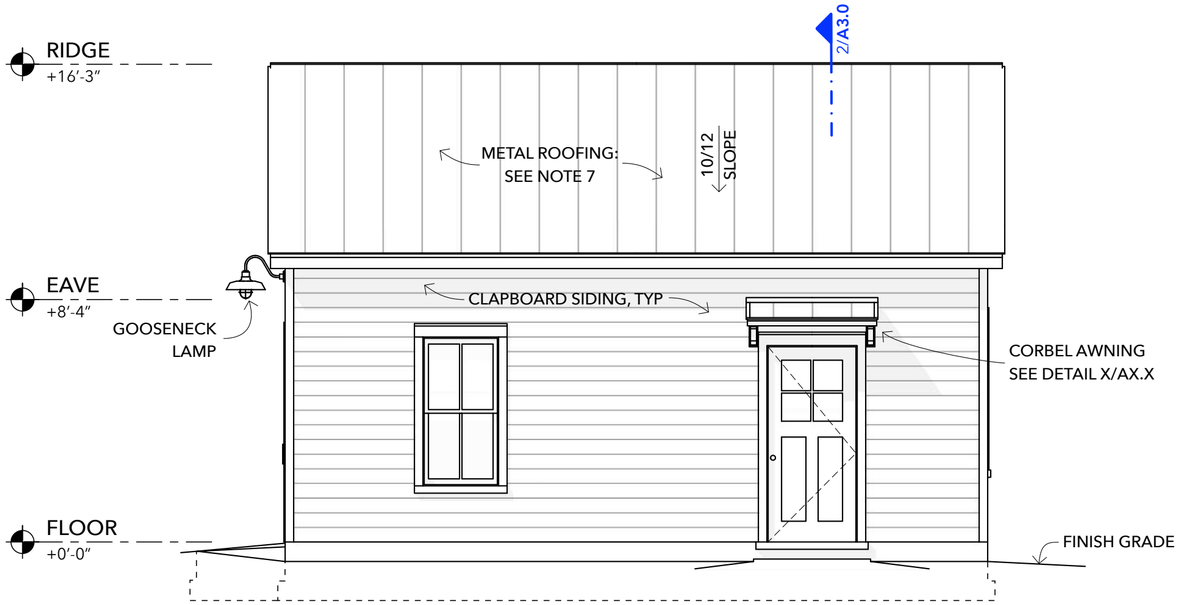
7. **ROOFING:** 5V GALVALUME PANELS. IF BUDGET ALLOW: STANDING SEAM METAL PANELS (16"). TO SAVE COSTS, USE CORRUGATED STEEL– WAVY & ROUNDED – NO SQUARE-ISH CORRUGATIONS!



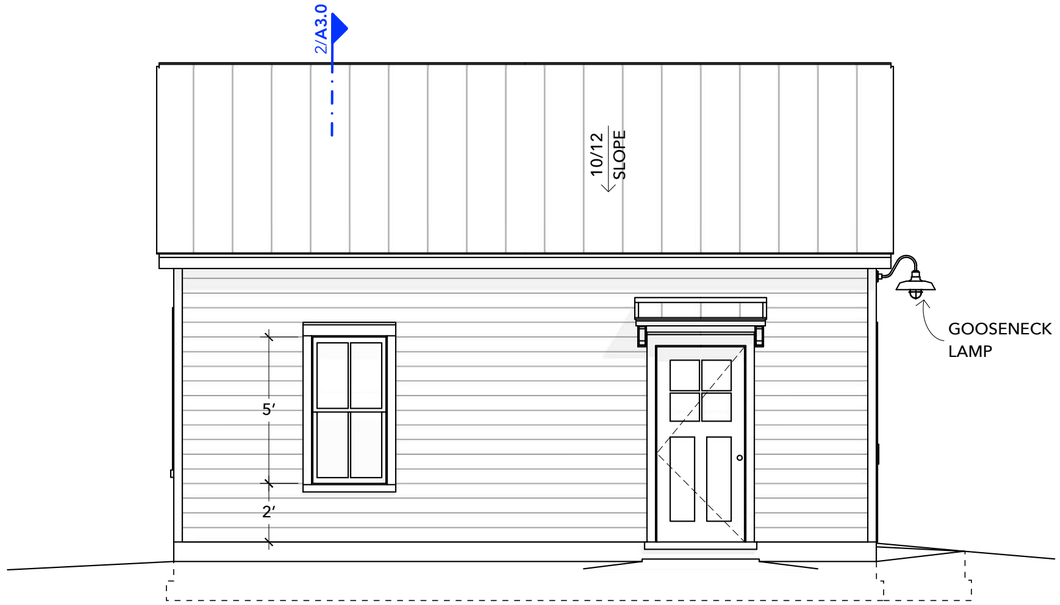
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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GOLD COUNTRY GARAGE

1-CAR OPTION

1 **2025-02-14** FIRST DRAFT (ONLY ON PATREON)

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1-CAR GARAGE
ELEVATION VIEWS

2.0

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SECTION NOTES

1. ROOF TRUSSES CAN BE SITE-BUILT OR PREFABRICATED. THOUGH THE SIMPLICITY OF THIS DESIGN LETS IT BE ECONOMICALLY BUILT ON-SITE (WITH 2x6 RAFTERS), IT WILL OF COURSE NEED TO BE DESIGNED AND ENGINEERED BASED ON LOCAL FACTORS, LIKE WIND OR SEISMIC ISSUES.

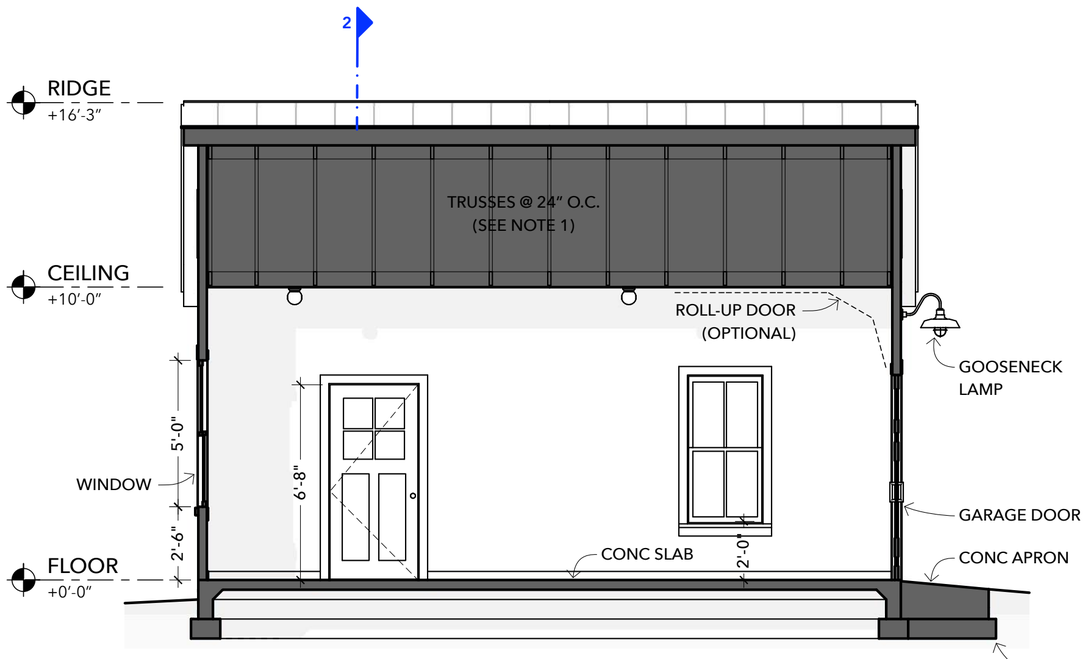
2. A FEW SMALL STRUCTURAL ADJUSMENTS CAN ALLOW THIS GARAGE TO EASILY GROW OVER TIME. MOST IMPORTANTLY, INCLUDE SPANNING BEAMS (OR TRUSSES) AT THE SIDE WALLS. THE BEAM (MADE OF THREE 2x10s) WOULD NEED A COLUMN AT MIDSPAN. THE 2-CAR AND 3-CAR DESIGN VARIATIONS SHOW HOW IT GROWS.

3. LIKE ALL STRUCTURAL ELEMENTS, THE FOUNDATION MUST BE ENGINEERED BASED ON LOCAL SITE CONDITIONS, SUCH AS SOIL TYPE, SEISMIC DEMANDS, FLOODING ISSUES, AND FROST DEPTH. THIS IS ONLY A TEMPLATE.

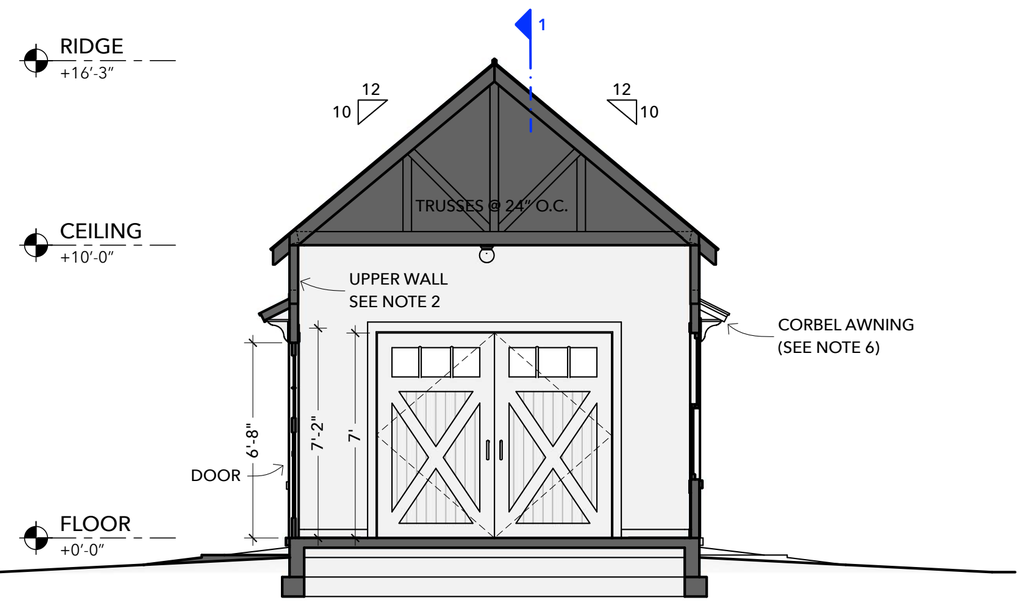
4. INSULATION MAY NOT BE NECESSARY, BUT 1-2 INCHES OF RIGID OUTBOARD INSULATION (LIKE XPS OR POLYISO) WOULD BE A RECOMMENDED MINIMUM.

5. INTERIOR WALLS ARE DEPICTED SHEATHED, BUT THE STUDS CAN BE EXPOSED. BEST SHEATHING WOULD BE T&G BEADBOARD, MORE STRUCTURAL IF DIAGONAL.

6. CORBEL AWNING BUILT WITH (9.5"x9.5") CORBEL (VINTAGE WOODWORKS "BEAU 1552" OR SIMILAR & SLOPED 2x4s ABOVE (6:12 SLOPE) WITH ROOFING ABOVE.



1 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



2 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"

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GOLD COUNTRY GARAGE

2-CAR OPTION

1 **2025-02-14** FIRST DRAFT (ONLY ON PATREON)

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2-CAR VERSION
ELEVATION VIEWS

3.0

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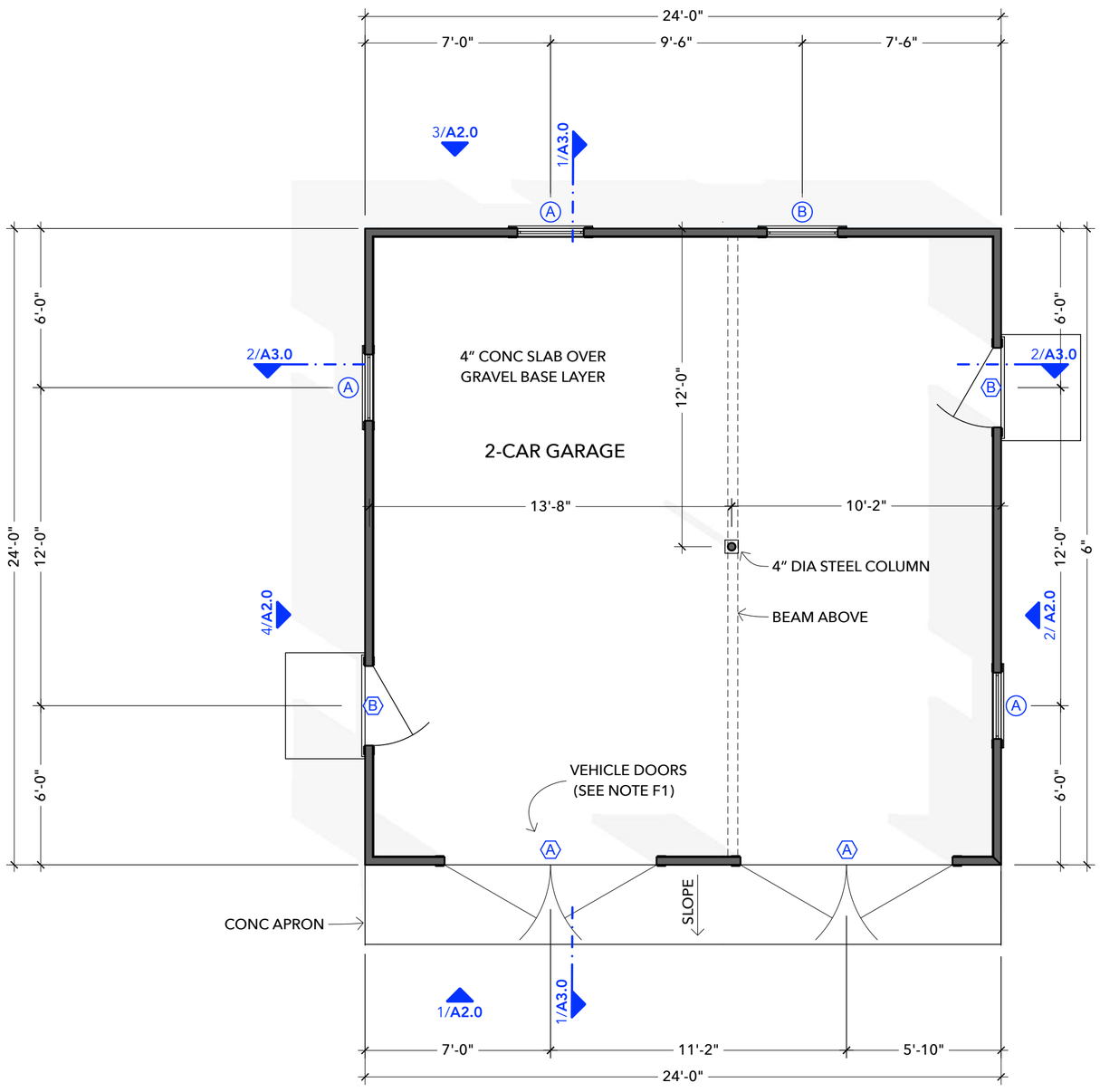
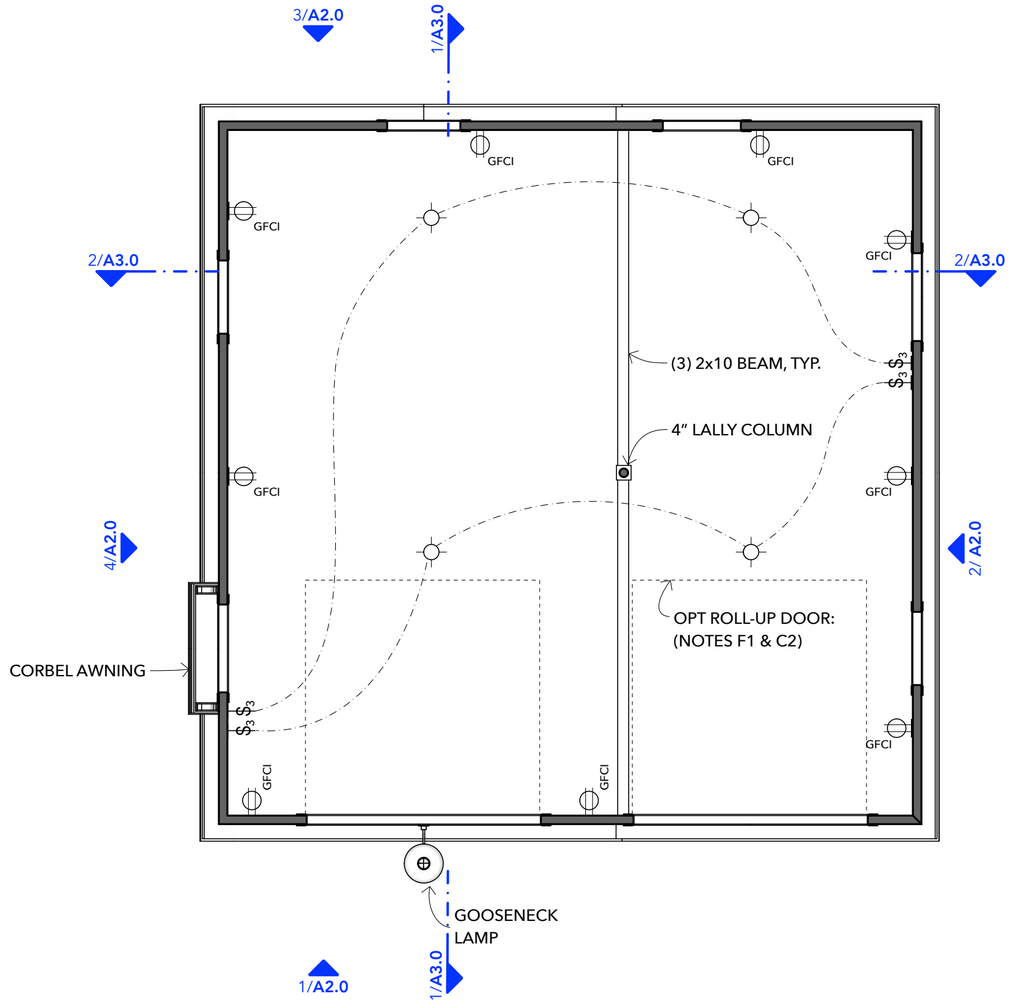


1 FLOOR PLAN



2 CEILING & ELECTRICAL PLAN

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GOLD COUNTRY GARAGE

2-CAR OPTION

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2-CAR GARAGE
FLOOR PLAN & RCP

1.0

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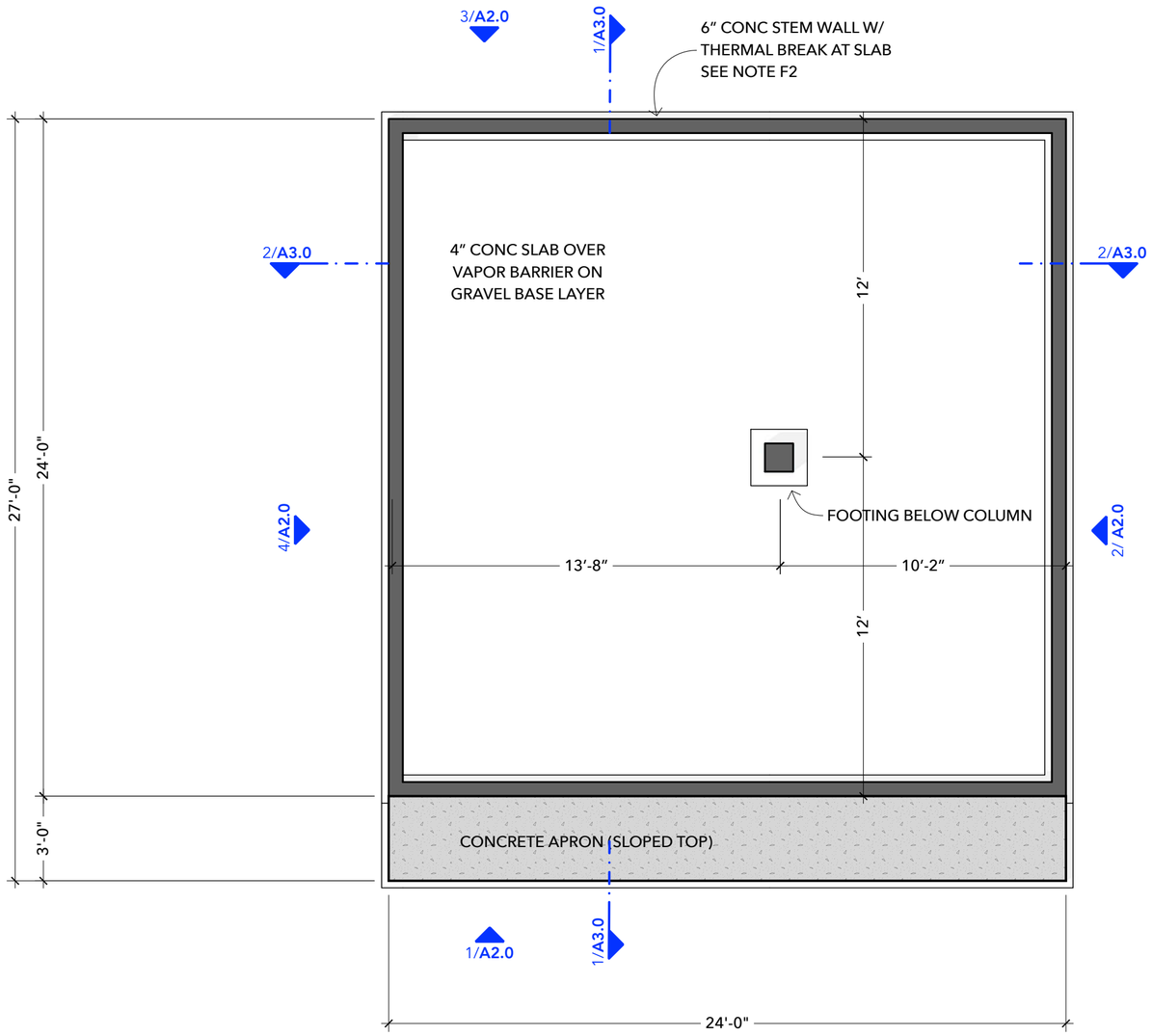

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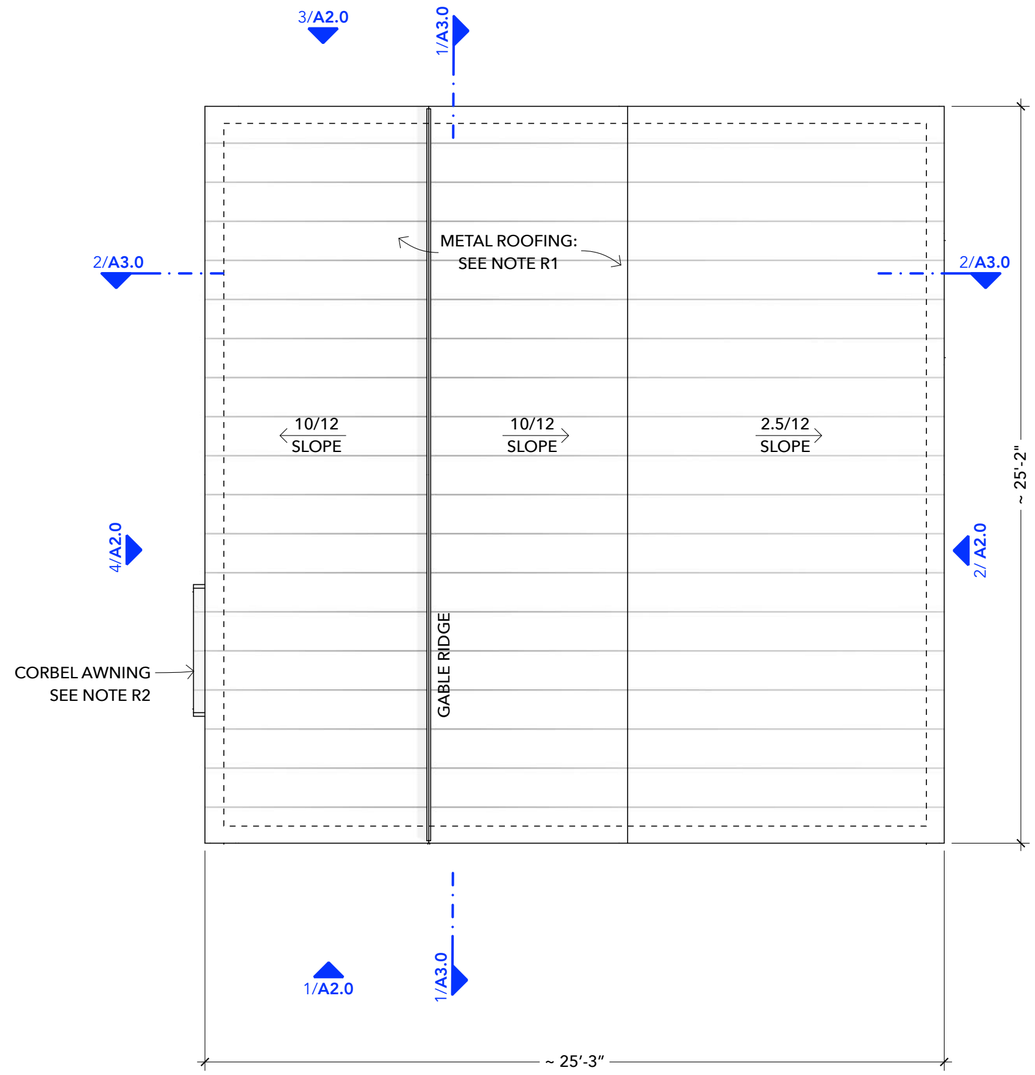

2 ROOF PLAN
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GOLD COUNTRY GARAGE

2-CAR OPTION

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2-CAR GARAGE
SLAB & ROOF

1.1

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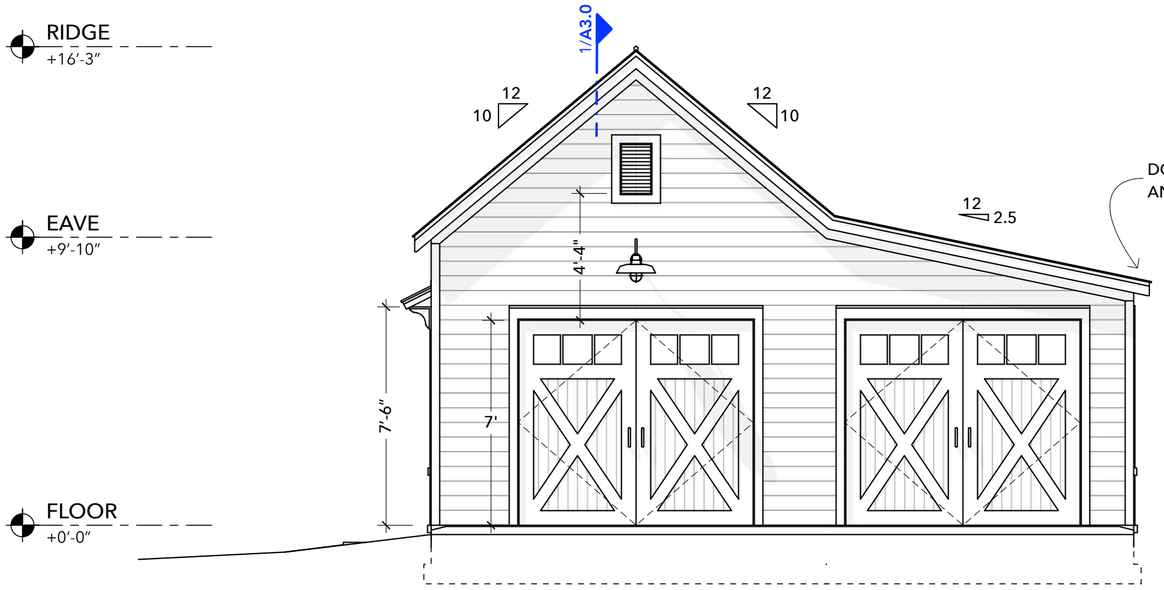
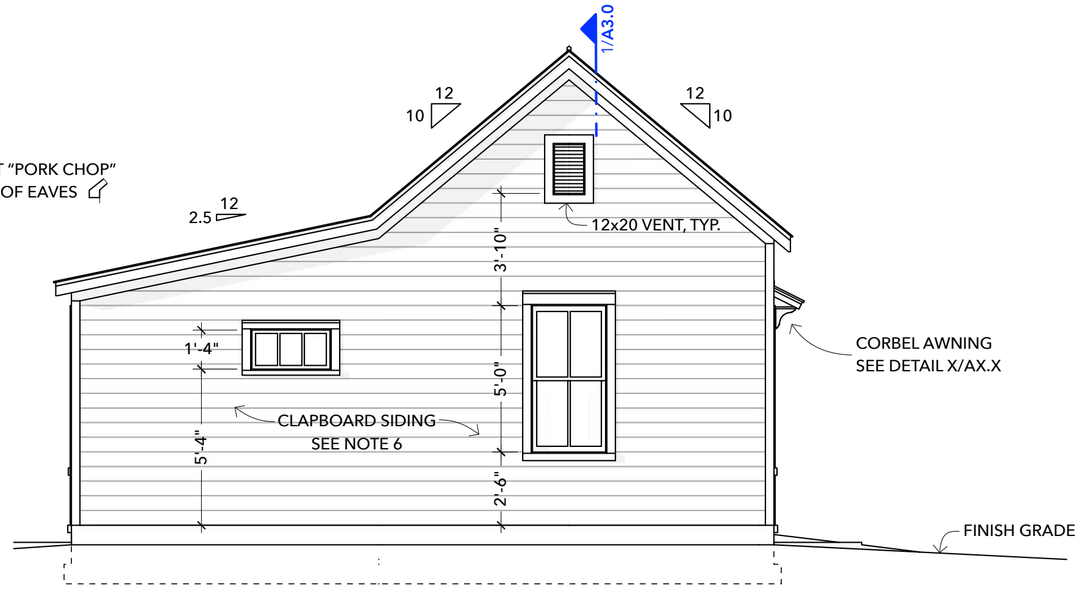


1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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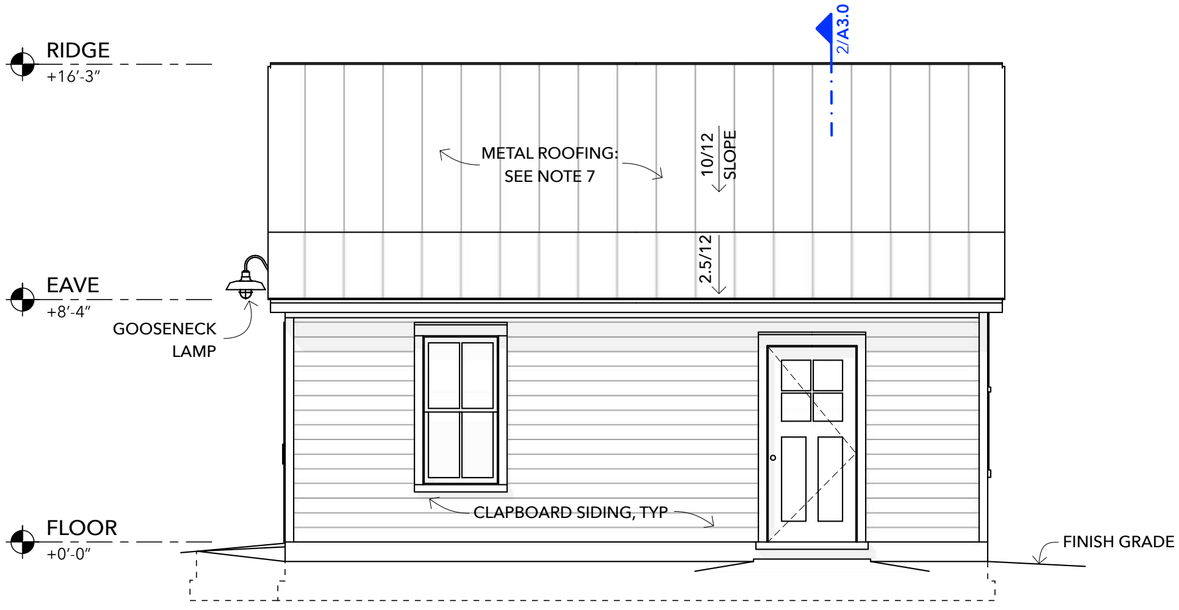
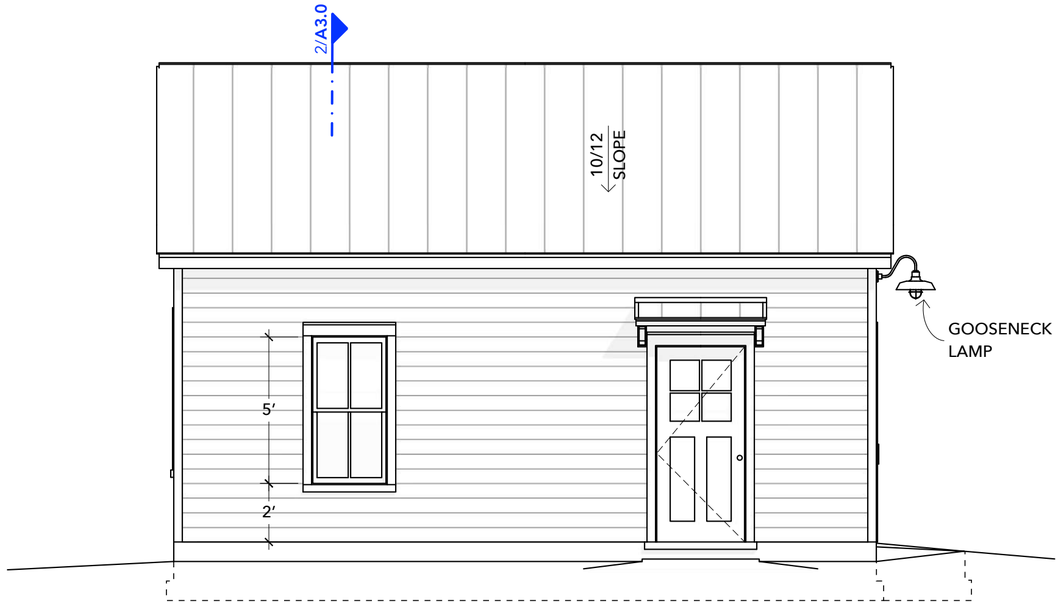


2 RIGHT ELEVATION (2-CAR GARAGE)
SCALE: 1/4" = 1'-0" IF ONLY 1-CAR GARAGE, COPY LEFT ELEVATION



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0" CAN BE RIGHT ELEVATION FOR 1-CAR GARAGE OPTION

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GOLD COUNTRY GARAGE

2-CAR OPTION

1 **2025-02-14** FIRST DRAFT (ONLY ON PATREON)

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2-CAR GARAGE
ELEVATION VIEWS

2.0

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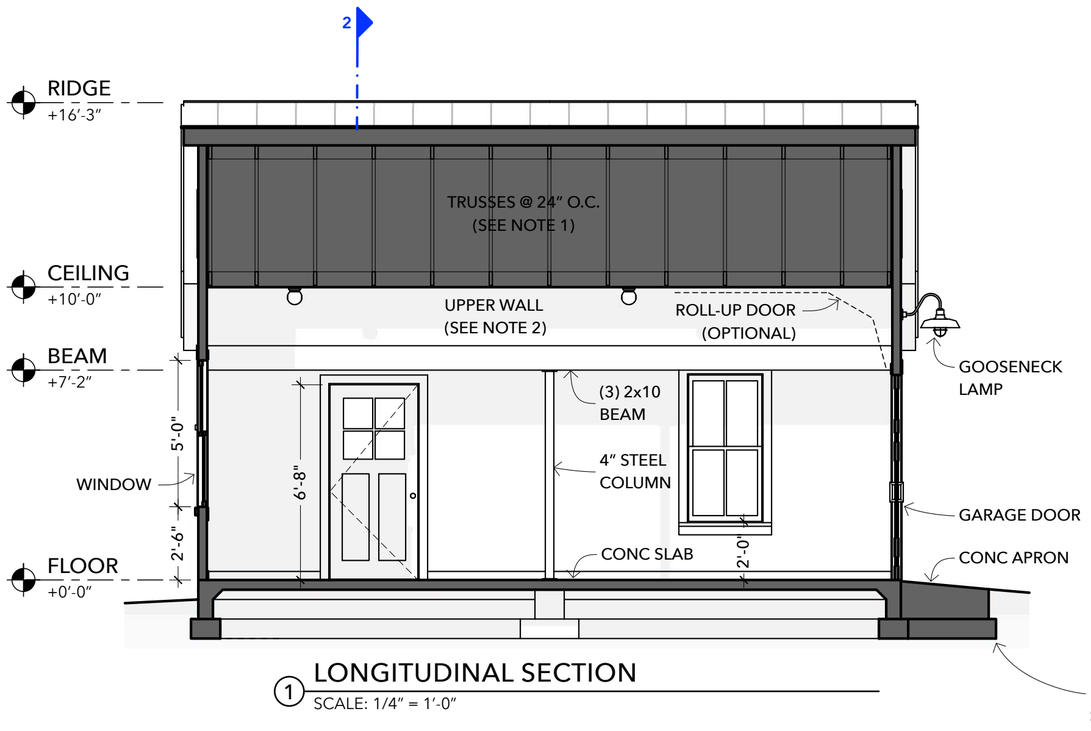
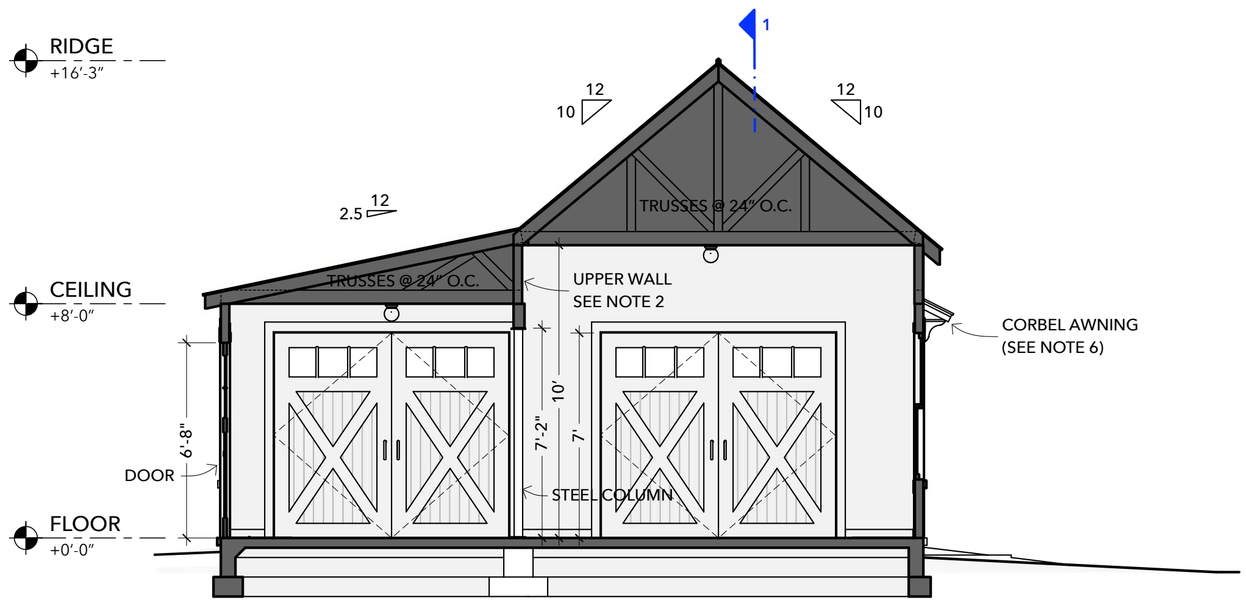
5. INTERIOR WALLS ARE DEPICTED SHEATHED, BUT THE STUDS CAN BE EXPOSED. BEST SHEATHING WOULD BE T&G BEADBOARD, MORE STRUCTURAL IF DIAGONAL.

6. CORBEL AWNING BUILT WITH (9.5"x9.5") CORBEL (VINTAGE WOODWORKS "BEAU 1552" OR SIMILAR & SLOPED 2x4s ABOVE (6:12 SLOPE) WITH ROOFING ABOVE.



1 LONGITUDINAL SECTION
SCALE: 1/4" = 1'-0"



2 TRANSVERSE SECTION
SCALE: 1/4" = 1'-0"

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GOLD COUNTRY GARAGE

2-CAR OPTION

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2-CAR VERSION
ELEVATION VIEWS

3.0

FLOOR PLAN NOTES

F1. VEHICLE DOORS CAN INSTEAD BE A SEGMENTED ROLL-UP DOOR. EXTERIOR APPEARANCE WILL LOOK THE SAME FOR EITHER OPTION.

RCP/ELECTRICAL NOTES

C1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1").

C2. LIGHT PLACEMENTS SHALL NOT INTRUDE WITH ROLL-UP DOOR POSSIBILITY.

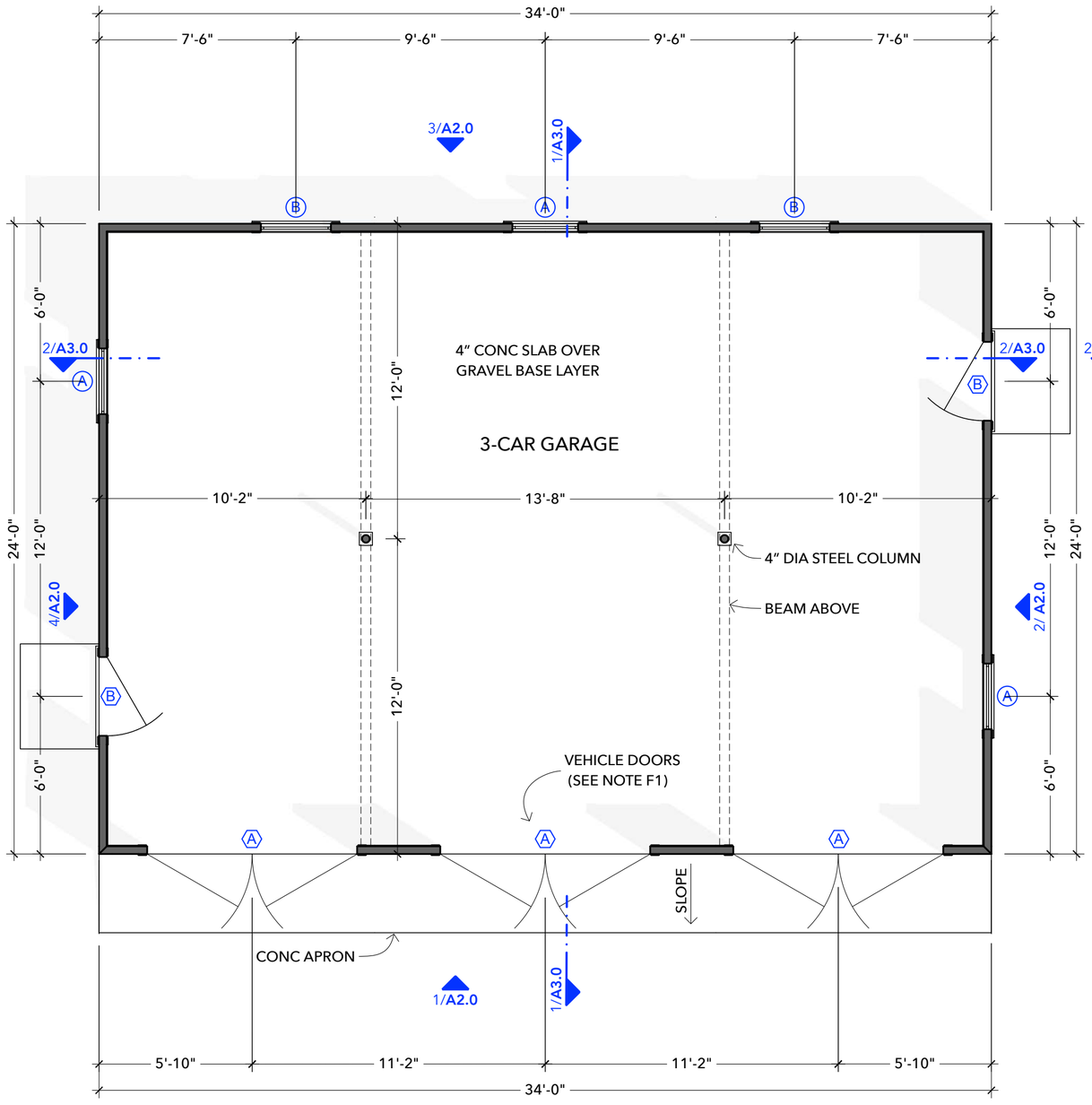
C3. COLUMN MAY BE OMITTED IF TRUSS IS USED INSTEAD OF BEAMS.

DOORS

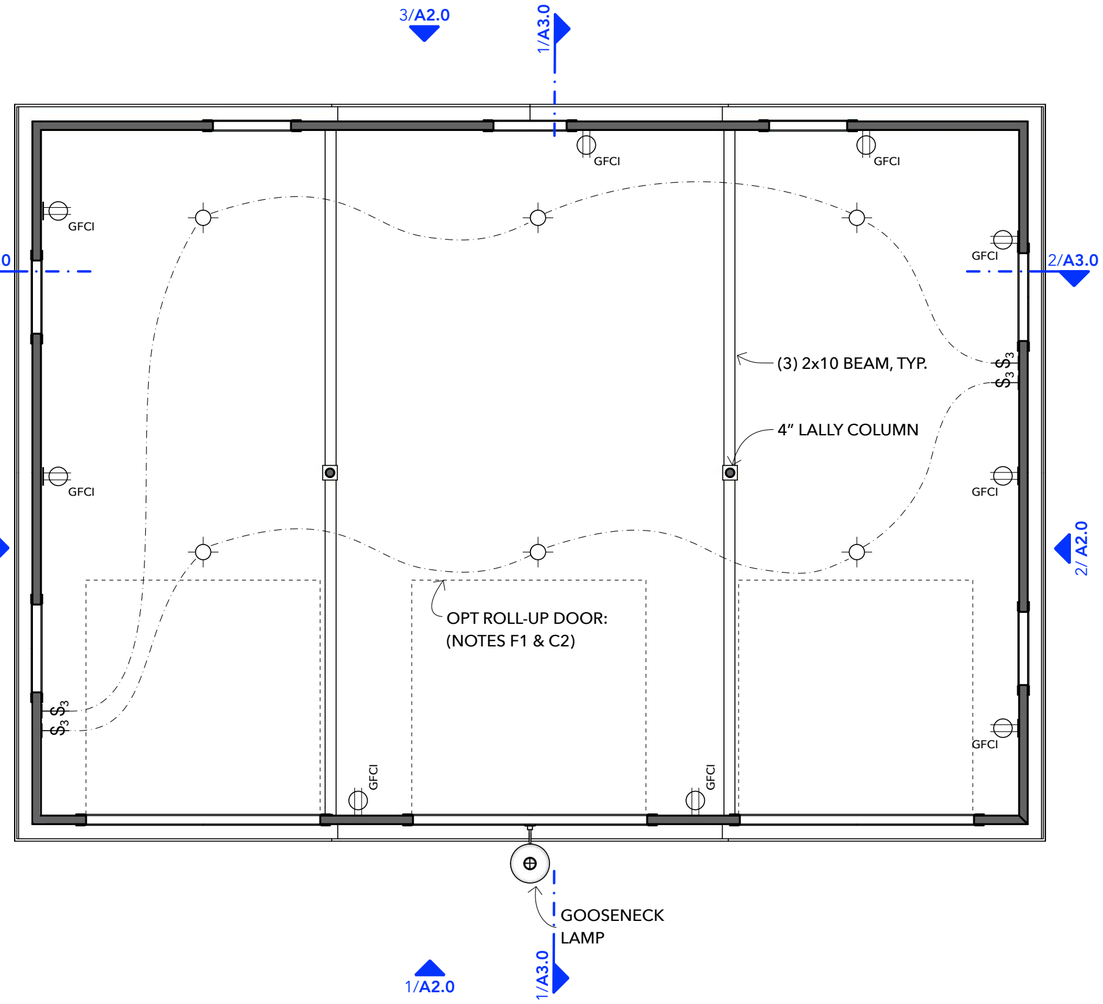
- (A) 96x84 DBL GARAGE DOORS (NOTE 1)
- (B) 36x80 4-LITE DOOR

WINDOWS

- (1) 30x60 DH WINDOW 2/2 DIVIDED LITES
- (2) 32x16 AWNING WINDOW (3 DIV LITES)



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 CEILING & ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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GOLD COUNTRY GARAGE

3-CAR OPTION

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3-CAR GARAGE
FLOOR PLAN & RCP

1.0

FOUNDATION NOTES

F1. A REAL FOUNDATION PLAN MUST BE SITE-SPECIFIC, ACCOUNTING FOR SOIL TYPE, FLOODING, TERRAIN, FROST DEPTH, EARTHQUAKES, AND OTHER LOCAL CIRCUMSTANCES. THIS IS ONLY A TEMPLATE.

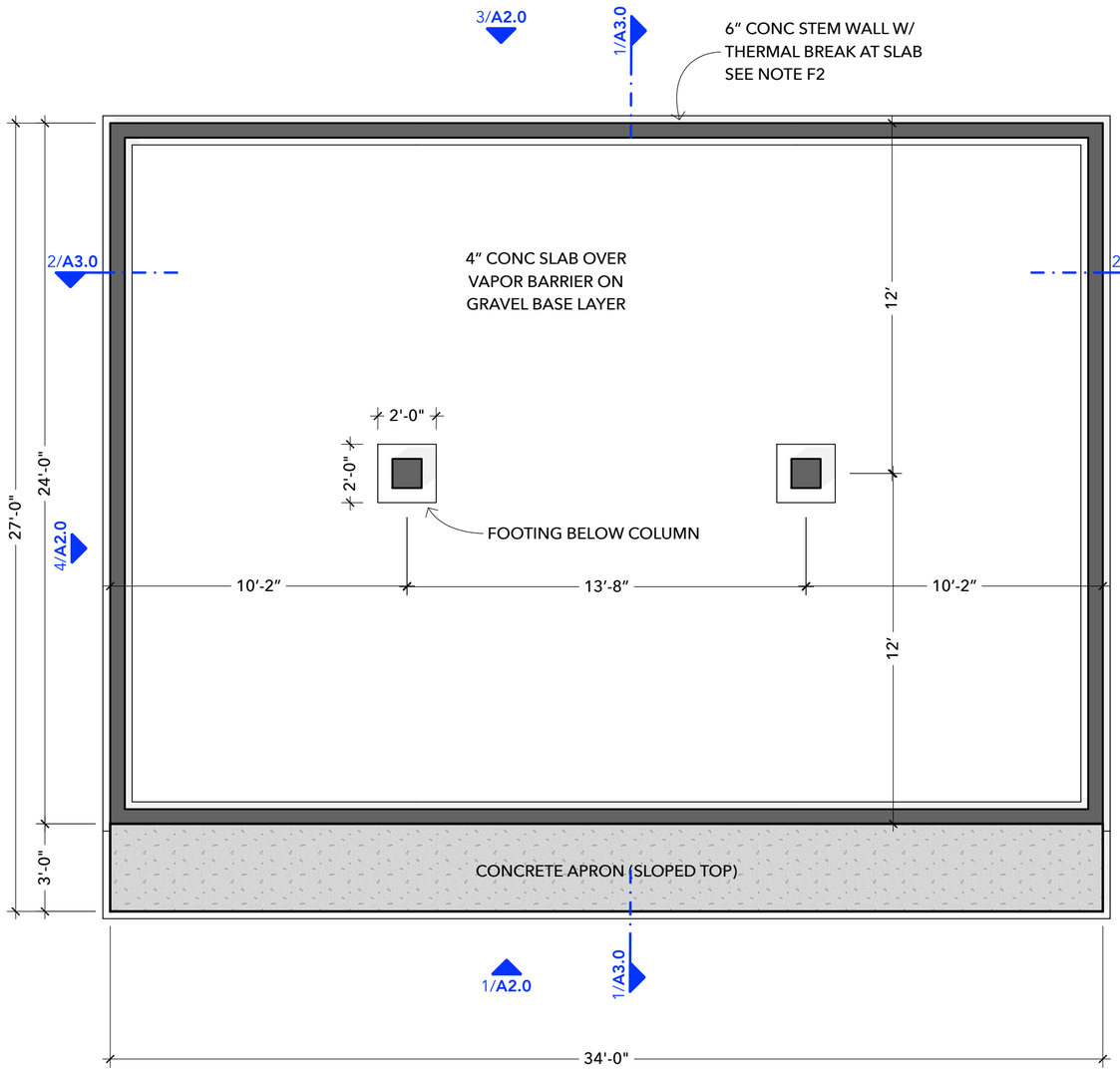
F2. INCLUDE 1-3" XPS BETWEEN PERIMETER STEM WALL AND SLAB, DEPENDING ON CLIMATE, AND ADAPTABILITY FOR FUTURE USES (FOR INSTANCE, THE POTENTIAL OF THIS BECOMING A GUEST COTTAGE).

ROOF NOTES

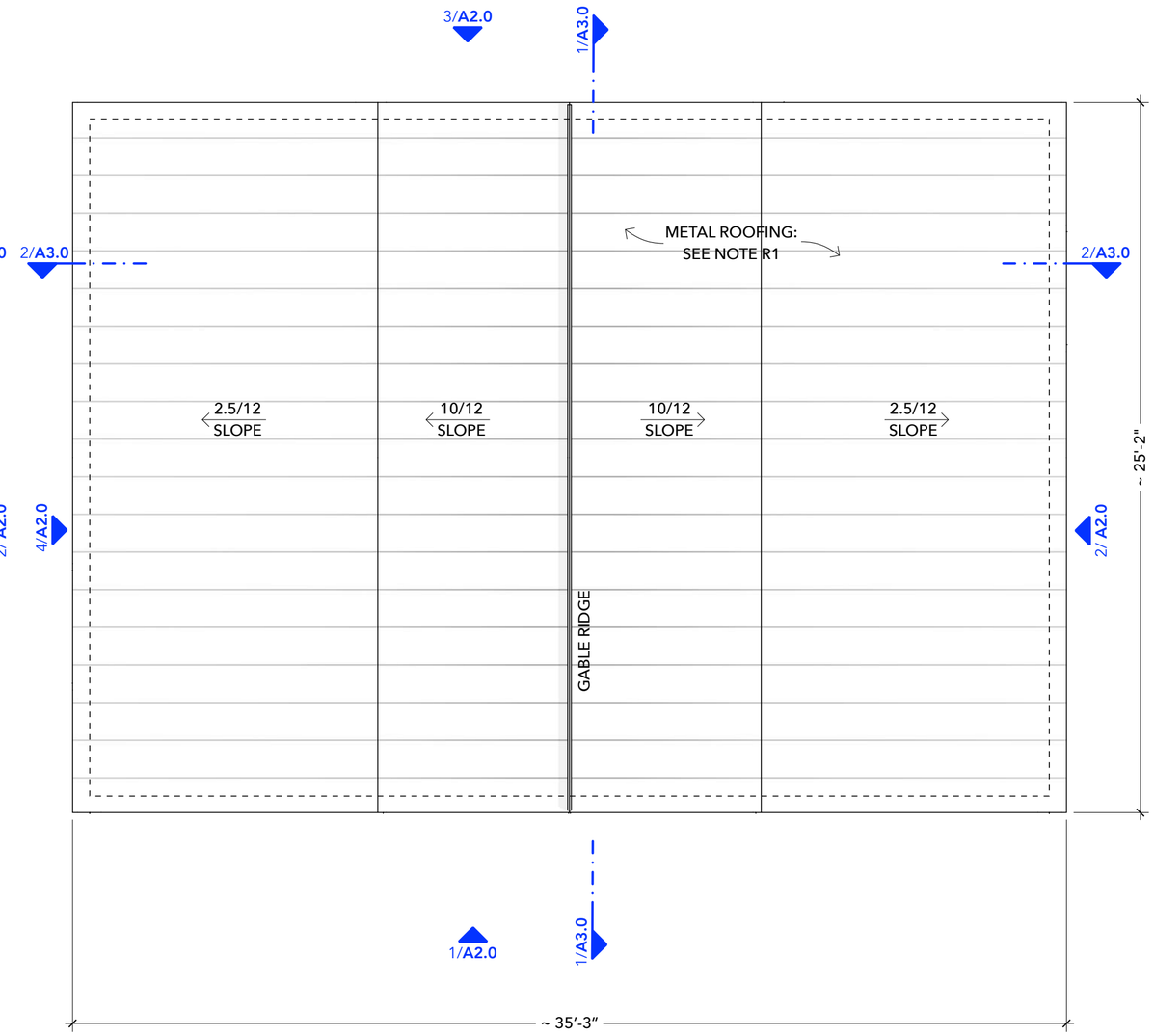
R1. **ROOFING:** 5V GALVALUME PANELS. IF BUDGET ALLOW: STANDING SEAM METAL PANELS (16"). TO SAVE COSTS, USE CORRUGATED STEEL– WAVY & ROUNDED – NO SQUARE-ISH CORRUGATIONS!

R2. CORBELLED DOOR AWNING IMPROVES THE LONGEVITY OF THE STRUCTURE. IT CAN ALSO BE USED AT THE LARGE VEHICULAR DOORS.

R3. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES. DETAILS MATTER.



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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GOLD COUNTRY GARAGE

3-CAR OPTION

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3-CAR GARAGE
SLAB & ROOF

1.1

ELEVATION NOTES

1. VEHICLE DOORS ON SIDE CAN BE EITHER ROLL-UP DOORS OR HINGED DOUBLE DOORS. PANEL AND GLAZING LAYOUT WOULD BE THE SAME FOR EITHER OPTION.

2. A 12x12 or 10x10 HYPHEN CAN BE USED TO ATTACH THE GARAGE TO THE HOUSE.

3. CORBELLED DOOR AWNING IMPROVES THE LONGEVITY OF THE STRUCTURE. IT CAN ALSO BE USED AT THE LARGE VEHICULAR DOORS. DETAIL ON SECTION PAGE.

4. DO NOT "PORK CHOP" ANY OF THE ROOF EAVES. DETAILS MATTER.

4. **DOORS**: MARVIN ULTIMATE SERIES. BUT ANTIQUES PREFERRED. TRIM: WOOD OR FIBER CEMENT: 1x4 SIDE, 2x6 UPPER (W/ DRIP FLASHING), 3" SILL.

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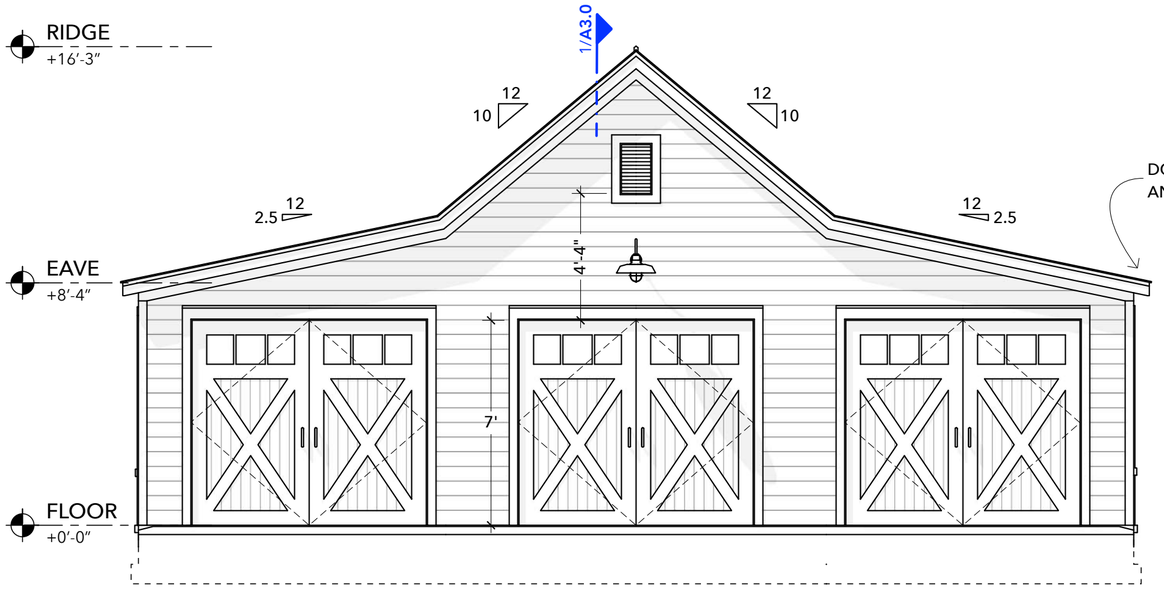

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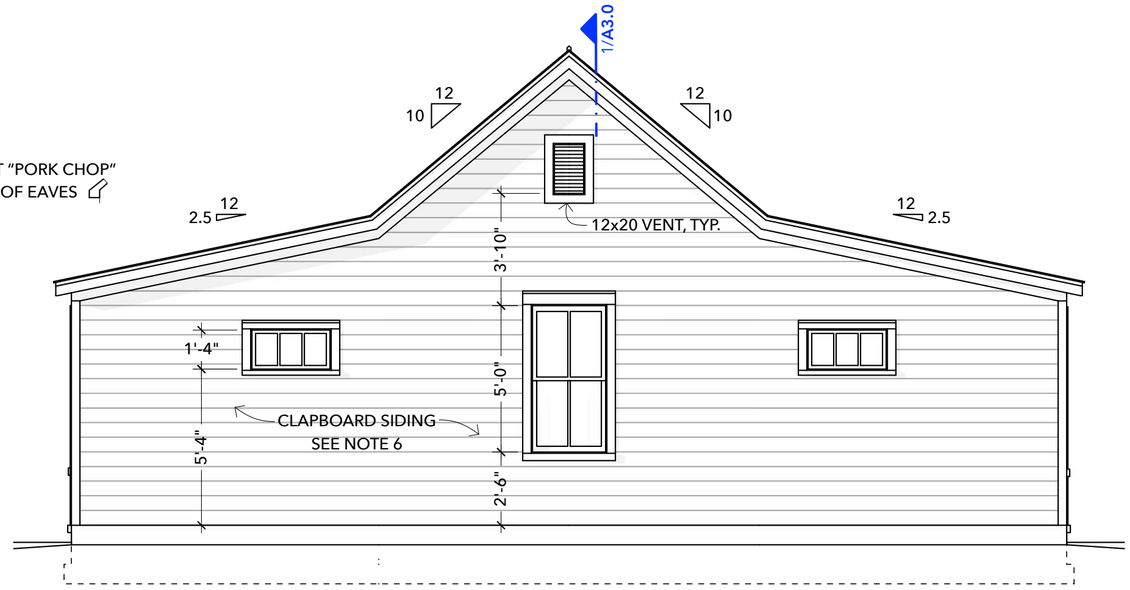

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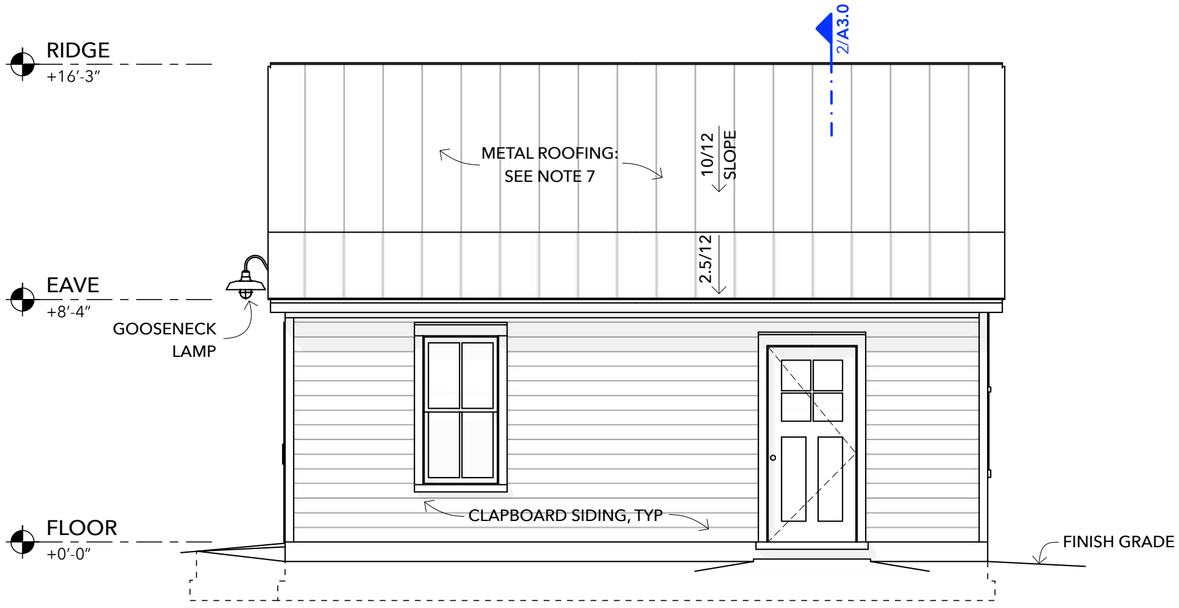

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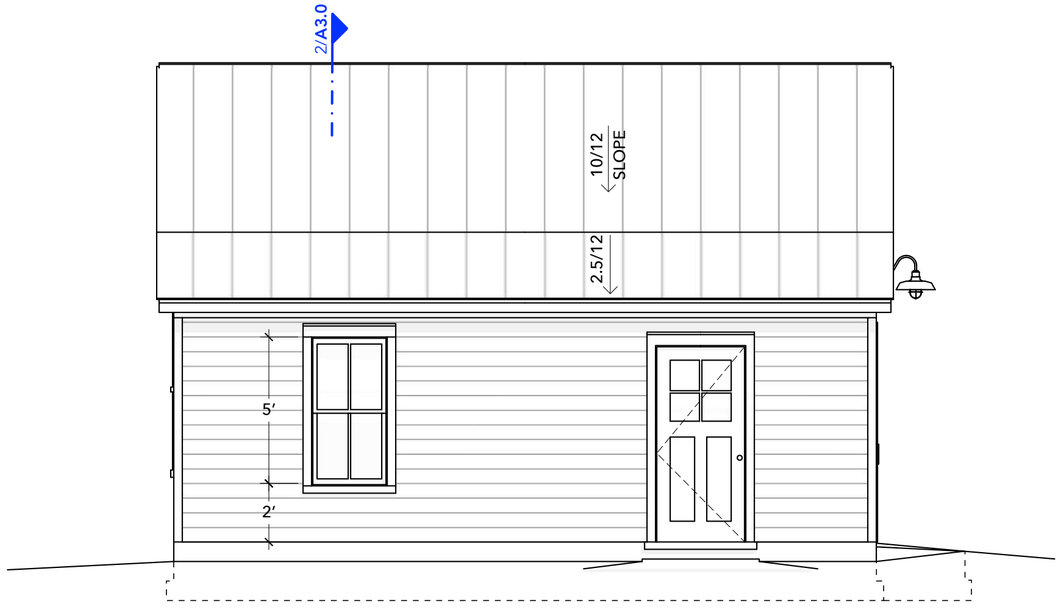

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3-CAR GARAGE
ELEVATION VIEWS
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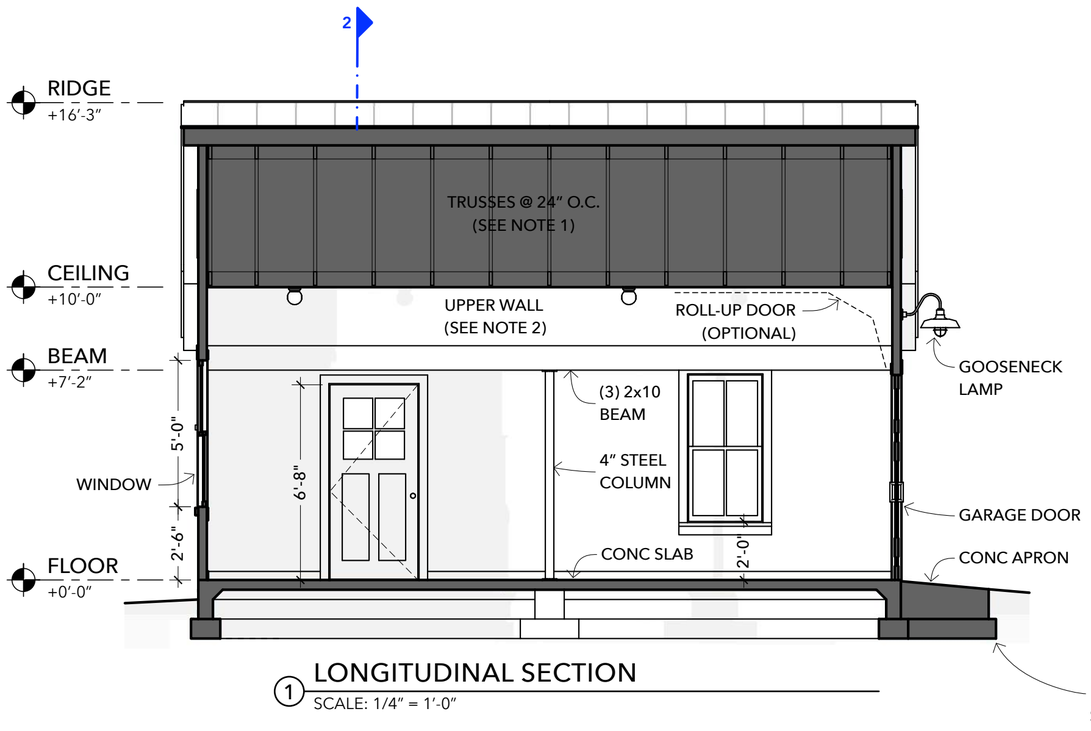

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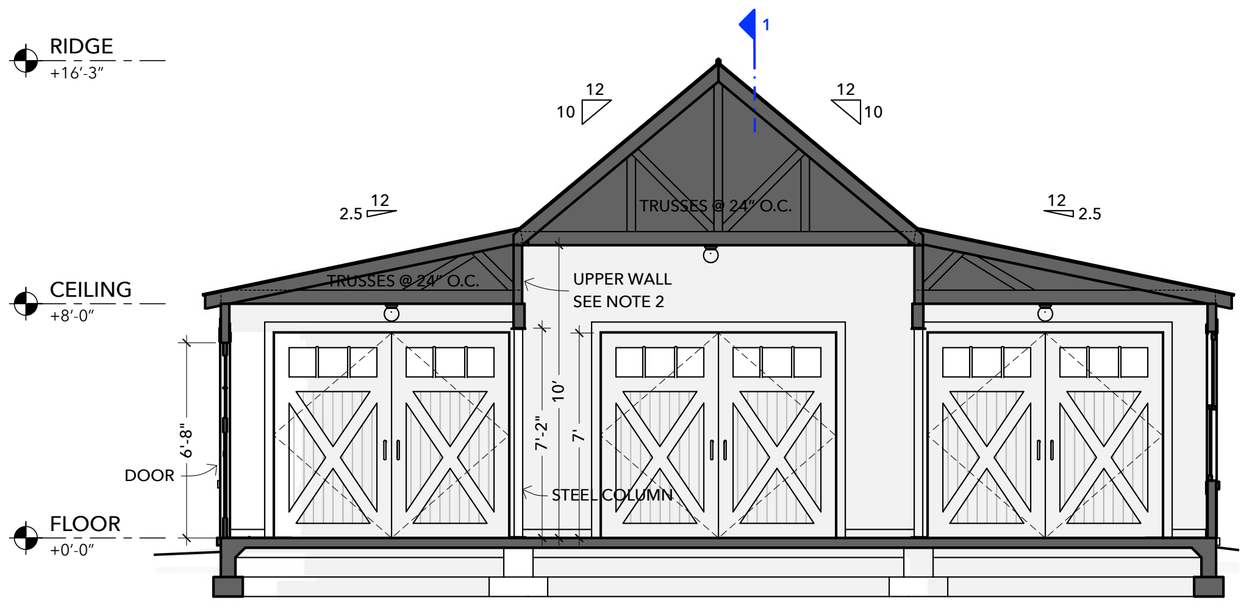

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3-CAR OPTION

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3-CAR VERSION
ELEVATION VIEWS

3.0